

094.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

659,500 /

659,500

USE VALUE:

659,500 /

659,500

ASSESSED:

659,500 /

659,500

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 519 |        | SUMMER ST, ARLINGTON  |

| OWNERSHIP                         | Unit #: |
|-----------------------------------|---------|
| Owner 1: HEMPEL JONATHAN & NICOLA |         |
| Owner 2:                          |         |
| Owner 3:                          |         |

|                             |
|-----------------------------|
| Street 1: 519 SUMMER STREET |
| Street 2:                   |

|                     |
|---------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA         |
| Postal: 02474       |

| PREVIOUS OWNER              |
|-----------------------------|
| Owner 1: BOTTONI TERESSA -  |
| Owner 2: -                  |
| Street 1: 519 SUMMER STREET |
| Twn/City: ARLINGTON         |
| St/Prov: MA                 |
| Postal: 02474               |

| NARRATIVE DESCRIPTION   |
|---|
| This parcel contains 4,483 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS        |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100      |
| o water                 |
| n Sewer                 |
| Census: Electri         |
| Flood Haz: Exempt       |
| D Topo                  |
| s Street                |
| t Gas:                  |

| LAND SECTION (First 7 lines only)  |
|--|
| Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

|   |
|---|
| 101 One Family 4483 Sq. Ft. Site 0 70. 1.11 6 Med. Tr -10 349,328 |
| 349,300   |

| IN PROCESS APPRAISAL SUMMARY |          |                                       |  |  |                |         |  |  | Legal Description |  |  | User Acct |  |
|------------------------------|----------|---------------------------------------|--|--|----------------|---------|--|--|-------------------|--|--|-----------|--|
| 101                          | 4483.000 | 310,200                               |  |  | 349,300        | 659,500 |  |  |                   |  |  | 61863     |  |
| Total Card                   | 0.103    | 310,200                               |  |  | 349,300        | 659,500 |  |  |                   |  |  | GIS Ref   |  |
| Total Parcel                 | 0.103    | 310,200                               |  |  | 349,300        | 659,500 |  |  |                   |  |  | GIS Ref   |  |
| Source: Market Adj Cost      |          | Total Value per SQ unit /Card: 505.75 |  |  | /Parcel: 505.7 |         |  |  |                   |  |  | Insp Date |  |
|                              |          |                                       |  |  |                |         |  |  |                   |  |  | 10/06/16  |  |

| PREVIOUS ASSESSMENT |  |  |  |  |  |  |  |  | Parcel ID |  |  | USER DEFINED |  |
|---------------------|--|--|--|--|--|--|--|--|-----------|--|--|--------------|--|
| 094.0-0006-0007.0   |  |  |  |  |  |  |  |  |           |  |  |              |  |

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 310,400    | 0         | 4,483.    | 349,300    | 659,700     | 659,700       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 245,900    | 0         | 4,483.    | 344,300    | 590,200     | 590,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 245,900    | 0         | 4,483.    | 264,500    | 510,400     | 510,400       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 197,200    | 0         | 4,483.    | 249,500    | 446,700     | 446,700       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 194,600    | 0         | 4,483.    | 229,600    | 424,200     | 424,200       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 190,000    | 0         | 4,483.    | 214,600    | 404,600     | 404,600       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 190,000    | 0         | 4,483.    | 197,600    | 387,600     | 387,600       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 190,000    | 0         | 4,483.    | 197,600    | 387,600     | 387,600       |               | 12/13/2012 |

| SALES INFORMATION |           |      |           |           |            |    |     |       | TAX DISTRICT |  |  | PAT ACCT. |  |  |
|-------------------|-----------|------|-----------|-----------|------------|----|-----|-------|--------------|--|--|-----------|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes        |  |  |           |  |  |
| BOTTONI TERESSA   | 68254-142 |      | 12/2/2016 |           | 630,000    | No | No  |       |              |  |  |           |  |  |
| WHISMAN PAMELA    | 54733-452 |      | 5/25/2010 |           | 325,000    | No | No  |       |              |  |  |           |  |  |
| SCHUTT RUSSELL-   | 22179-158 |      | 7/1/1992  |           | 151,500    | No | No  | Y     |              |  |  |           |  |  |

| BUILDING PERMITS  |  |  |  |  |  |  |  |  |  |  |  | ACTIVITY INFORMATION |              |     |         |  |
|---|--|--|--|--|--|--|--|--|--|--|--|----------------------|--------------|-----|---------|--|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |  |  |  |  |  |  |  |  |  |  |  | Date                 | Result       | By  | Name    |  |
| 2/15/2018 167 Heat App 5,000  |  |  |  |  |  |  |  |  |  |  |  | 10/6/2016            | Meas/Inspect | DGM | D Mann  |  |
| 4/25/2013 596 Manual 4,200 C  |  |  |  |  |  |  |  |  |  |  |  | 6/17/2013            | Info Fm Prmt | EMK | Ellen K |  |
| 8/9/2010 970 New Wind 1,383   |  |  |  |  |  |  |  |  |  |  |  | 12/10/2008           | Meas/Inspect | 294 | PATRIOT |  |
| 6/11/2010 583 Manual 1,000  |  |  |  |  |  |  |  |  |  |  |  | 1/28/2000            | Mailer Sent  |     |         |  |
| 4/13/2004 249 Re-Roof 6,950 C   |  |  |  |  |  |  |  |  |  |  |  | 1/28/2000            | Measured     | 197 | PATRIOT |  |
|   |  |  |  |  |  |  |  |  |  |  |  | 12/1/1981            |              | CM  |         |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

